

# HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 7, 2007 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

**COMMISSION MEMBERS:** WILLIAM LA VOIE, *Chair* – Absent

ALEX PUJO, *Vice-Chair* – Present ROBERT ADAMS – Present

LOUISE BOUCHER - Present

 $STEVE\ HAUSZ-Present\ at\ 1:36\ p.m.$ 

FERMINA MURRAY – Present

SUSETTE NAYLOR – Present until 6:10 p.m.

DONALD SHARPE - Present

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

**STAFF:** JAIME LIMÓN, Design Review Supervisor – Absent

JAN HUBBELL, Senior Planner – Present from 3:37 p.m. to 4:11 p.m.

JAKE JACOBUS, Urban Historian – Present SUSAN GANTZ, Planning Technician II – Present GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

		www.sunabarbaraca.gov			
HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST					
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)					
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)  Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &			
		neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.			
		<u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> .			
		Vicinity Map and Project Tabulations - (Include on first drawing)			
		Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.			
		Exterior elevations - showing existing & proposed grading where applicable.			
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable.			
		Plans - floor, roof, etc.			
		Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more			
		complete & thorough information is recommended to facilitate an efficient review of the project.			
PRELIMINARY	Required	Same as above with the following additions:			
REVIEW		Plans - floor, roof, etc.			
		Site Sections - showing the relationship of the proposed building & grading where applicable.			
		Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.			
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.			
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.			
		Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.			
FINAL &	Required	Same as above with the following additions:			
CONSENT		Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.			
		<u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.			
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.			
		<u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.			
		Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.			

#### PLEASE BE ADVISED

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- \*\* The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.
- \*\* AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at <a href="www.SantaBarbaraCa.gov">www.SantaBarbaraCa.gov</a>. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

### LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

### **NOTICE:**

- A. That on February 2, 2007 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

### **GENERAL BUSINESS:**

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of January 24, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of

January 24, 2007, with corrections.

Action: Boucher/Naylor, 7/0/0. (La Voie absent.) Motion carried.

C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Alex Pujo.

Action: Sharpe/Hausz, 7/0/0. (La Voie absent. Murray abstained from Item C.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  - 1. Ms. Gantz made the following announcements:
    - a) Commissioner Naylor would be leaving at 6:15 p.m. and Commissioner Sharpe would be leaving at 7:00 p.m.
    - b) Commissioner Murray would be stepping down from Item 13, 227 E. Pueblo Street.
  - 2. Mr. Adams reported that the Santa Barbara Film Festival was very successful. He expressed appreciation for all participants, including the Downtown Organization.
- E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No violations reported.

### MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

(1:42)

A Public Hearing was held to discuss updating the "City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites" along with the proposed removal of structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Jake Jacobus, Associate Planner/Urban Historian, gave a presentation and explained that the purpose of the Potential List is to keep track of buildings that may have historical significance and to allow monitoring. Mr. Jacobus stated that the majority of the 36 buildings being reviewed do not have previous survey records to justify leaving them on the Potential List. In addition, letters were received from two property owners requesting that their properties be removed from the list: 2331 State Street and 1849 Mission Ridge Road, but Staff and Commissioner La Voie believe that these two structures should remain on the list.

## The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:

- 1. Verified that there are currently 593 buildings on the Potential Historic Structures/Sites List.
- 2. Asked what would happen if owners do not want their property on the Potential List. Mr. Jacobus responded that being on the Potential List does not mean that the property will necessarily be designated as a City Landmark. What it means is that the City realizes that the building has some historical significance and, if a demolition permit was requested, for example, Staff would have the opportunity to review whether an Historic Structures Report (HSR) shall be required prior to issuance of a demolition permit.
- 3. Asked if being taken off the Potential List means a building will never be placed on the list again. Mr. Jacobus responded that some buildings are being requested to be removed because they are not old enough to be considered. That does not mean that, in the future, a building cannot be added back to the list. Buildings removed from the list, because they do not meet that minimum age requirement of 50 years, could be reevaluated in the future provided that the building has maintained its architectural integrity and meets the age criteria.
- **4.** Asked if the issue of taking a building off the list or not was being settled at this public hearing. Mr. Jacobus stated that property owners were given sixty-day notice about this public hearing and he also stated that decisions made by the Commission can be appealed. He also responded that the Commission can vote to remove structures from the Potential List at this time.
- **5.** Clarified that some of the buildings are already considered Landmarks, so that they are being taken off the Potential List to be placed on the Landmarks list.
- **6.** Verified that a building contributing to a potential historic district will not necessarily remain on the Potential List if it is not an exceptional example of a specific architectural style.
- 7. Proposed that any controversial building recommended by Staff to be removed from the Potential List be referred to the Designations Subcommittee.
- **8.** Confirmed that the neighborhood surrounding 620 W. Mission Street will not likely qualify as a future historic district.
- 9. Requested that Mary Louise Days be invited to the Designations Subcommittee hearing.

### Public hearing opened at 1:53 p.m.

- 1. Kellam De Forest, local resident, stated he spoke with Mary Louise Days, who took part in the creation of the original Potential List, and she suggested that some buildings may have been on the list originally because they are Native American archaeological sites that have little to do with a "structure of merit." Mr. Jacobus responded that it is a good idea to track these historic sites; however, the modern buildings on the site should not be on a list of Potential Historic Structures because they meet none of the requirements to be considered as historically significant. A separate list of Historic Sites should be created to be distinguished from the Potential Historic Structures List.
  - **Mr. De Forest** inquired as to what will happen to both Spanish and Native American archaeological sites when new projects are proposed. **Mr. Jacobus responded** that the Potential List is *not* used to determine whether archaeological reports are required or if there is a potential for archaeological artifacts to be found; a different planning tool is used for that purpose.
- **2. Trevor Martinson**, tenant at 1849 Mission Ridge Road, spoke about the general overview of MEA Guidelines, the process of placing buildings on the Potential List, the difficulty of selling properties that are on the Landmarks list, and the possible financial impact to the owners.

Public hearing closed at 2:03 p.m.

### Public hearing reopened at 2:10 p.m.

- **3. Terry Bartlett**, owner representative, confirmed that 2120 Anacapa Street will be reviewed by the Designations Subcommittee in a separate hearing (and indicated in written form that she agreed with Staff's recommendation for the building to be removed from the Potential List).
  - **Mr. De Forest** asked how much of the original adobe walls around the properties of 330 and 333 E. Canon Perdido Street has remained. **Mr. Jacobus responded** that, although immediately adjacent to the Ramirez Adobe, 330 Canon Perdido Street is not an adobe site or historically significant. He added that 333 Canon Perdido Street was the site of the Carlos Cota Adobe; there is no adobe there today, so it will be taken off the Potential List, but will remain on the Historic Resources List.
- **4. Leon Lunt**, co-owner of 1505 Chapala Street, stated he disagreed with keeping this building on the Potential List, saying it would mean having to go through additional hearing processes and delaying issuance of permits.

Public hearing closed at 2:21 p.m.

### Public hearing reopened at 2:30 p.m.

Mr. De Forest inquired as to whether the Sanborn Maps were consulted in the review of these properties.

Mr. De Forest, with regard to 2515 Orella Street, commented about the need of one-story cottages to remain in that neighborhood.

Public hearing closed at 2:37 p.m.

# The following buildings will be referred to the Designations Subcommittee and the property owners will be notified of the hearing dates:

Address	<u>APN</u>
2120 Anacapa Street	025-251-009
900 Block of De La Vina Street	Various
1505 Chapala Street	027-222-025
3301 Laurel Canyon Road	055-172-003

1849 Mission Ridge Road	019-090-020
906 W. Mission Street	043-073-012
425 Stanley Drive	051-273-004
2331 State Street	025-122-004

# The following buildings were recommended by Staff to remain on the Potential Historic Structures/Sites List:

E. Cabrillo Blvd. (Ball Park)	017-311-001
1849 Mission Ridge Road	019-090-020
2331 State Street	025-122-004

# There was a consensus by the Commission for the removal of the following buildings from the Potential Historic Structures/Sites List:

222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. (shore acres bungalows)	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008

### **ARCHAEOLOGY REPORT**

1. 800 SANTA BARBARA ST C-2 Zone

(2:49) Assessor's Parcel Number: 031-012-028 Application Number: MST2006-00129

> Owner: 800 Santa Barbara Street Investment Company Applicant: Suzanne Elledge Planning and Permitting Services

Architect: Cearnal Andrulaitis Architects

Landscape Architect: Van Atta & Associates

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

# (Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

<u>Staff comment:</u> Susan Gantz, Planning Technician II, stated that Dr. Glassow reviewed the report and supports the report's recommendation that a city-qualified archaeologist should examine the surface after removal of the structures and pavement. As well, he agrees that monitoring of the earth-moving during construction also should take place, and that both phases of work should be done by an archaeologist with expertise in historical archaeology.

Chair Pujo acknowledged receipt of a letter from Paula Westbury commenting about the archaeological report.

Motion: The Commission accepts the report and its conclusion that archaeological

monitoring shall be required.

Action: Hausz/Boucher, 7/0/0. (La Voie absent.) Motion carried.

### HISTORIC STRUCTURES REPORT

2. 561 W MOUNTAIN DR A-1 Zone

(2:51) Assessor's Parcel Number: 021-110-018 Application Number: MST2004-00206

Owner: Jorgensen Ranch, LLC

Applicant: Brent Daniels
Architect: Cearnal Andrulaitis
Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

Present: Shelley Bookspan, Historian

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, stated that the report concludes that the building is Structure of Merit worthy.

Motion: The Commission accepts the report. Action: Boucher/Hausz. Motion withdrawn.

Motion withdrawn.

Straw vote: How many Commissioners agree that the surrounding context, along with more

information about the architect, should be incorporated in the report? 7/0/0.

Public comment opened at 2:59 p.m.

Kellam De Forest, local resident, asked if this home is part of the colony established by Bobby Hyde. Mr. Pujo responded that it is not.

Public comment closed at 2:59 p.m.

#### **Substitute**

Motion: Continued two weeks with the following comments: 1) Pictures of the surrounding

context should be included in the report. 2) Additional information about the architect should be incorporated. 3) The site plan of the area should be corrected, if it is found to

be inaccurate, to show a missing section on the map.

Action: Hausz/Adams, 7/0/0. (La Voie absent.) Motion carried.

Public comment reopened at 3:01 p.m.

Craig Christenson, adjacent neighbor, commented that this California adobe structure was built by hand and the bricks were made with material from the site, so he felt that it has historical significance. He stated that the Planning Commission has not approved the development of the site. Mr. Chistenson also commented that neighbors would like the building on the site to remain because it adds to the value of the surrounding neighborhood.

John Warnock, neighbor of the property that overlooks the site from above, commented about the uniqueness of this parcel and offered his home to have pictures taken of the site.

Public comment closed at 3:04 p.m.

Chair Pujo encouraged the Commission to keep the Historic Structures Report for the next meeting.

### **HISTORIC STRUCTURES REPORT**

3. 904 CAMINO VIEJO RD A-2 Zone

(3:05) Assessor's Parcel Number: 015-060-048 Application Number: MST2006-00652

Owner: Christine Garvey Architect: Peter Becker

(Proposal to construct a new 598 square foot attached two-car garage, and to remodel interior living space. The project is located on a 6.6 acre parcel in the Hillside Design District. The existing 529 square foot detached two-car garage located in the setback will be demolished.)

## (Review of Historic Structures/Sites Report prepared by Ronald L. Nye.)

Present: Ron Nye, Historian

Peter Becker, Architect Christine Garvey, Owner

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, stated that Staff has reviewed the report and found that the preparer of the report has covered all subject matters.

**Motion:** The Commission accepts the report.

Action: Murray/Boucher, 7/0/0. (La Voie absent.) Motion carried.

### **CONCEPT REVIEW - NEW: PUBLIC HEARING**

#### 4. 28 W CABRILLO BLVD HRC-2/SD-3 Zone

(3:09) Assessor's Parcel Number: 033-102-017 Application Number: MST2006-00754

Owner: Beach Motel Partners

Architect: Larry Clark

(Proposal to construct a 154 square foot addition for two new swimming pool restrooms under the existing arches at the Harbor View Inn. The area of work is not visible from the street or any public areas. The project will require Development Plan Approval findings and coastal review on a parcel of approximately 7,405 square feet.)

# (PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS AND COASTAL REVIEW.)

Present: Mark Romasanta, Representing Ownership

Larry Clark, Architect

**Motion:** 

Preliminary approval and continued two weeks to the Consent Calendar with the following conditions and findings: 1) The planter shall be made of sandstone. 2) The applicant shall return with details of the stone planter, the doors, and plant materials. 3) The following Development Plan Approval Findings are made: a) The proposed development complies with all provisions of the Zoning Ordinance and is an appropriate use for the neighborhood; b) The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan, and the improvements will provide upgrades to the functional quality of the existing use and provide better service to its users; c) The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The project will enhance the aesthetic quality of the existing development and will remain compatible in size, bulk and scale with surrounding properties; **d**) The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because no housing is being displaced; e) The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and f) The proposed project will not have a significant unmitigated adverse impact on the City's traffic because the project will not generate additional car trips.

Action:

Hausz/Adams, 7/0/0. (La Voie absent.) Motion carried.

### **HISTORIC STRUCTURES REPORT**

5. 1214 STATE ST C-2 Zone

(3:20) Assessor's Parcel Number: 039-183-019

Application Number: MST2004-00005

Owner: Santa Barbara Center for Performing Arts Architect: Phillips, Metsch, Sweeney & Moore

Business Name: Granada Theatre

(The proposed project involves the partial rehabilitation of and modifications to the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates, focused on a redesign of the entry doors.)

Present: Alexandra Cole, Historian

Steve Metsch, Architect

Monisha Adnani, Project Manager

<u>Staff comment:</u> Jake Jacobus, Associate Planner/Urban Historian, stated that this is an addendum to various reports previously reviewed by the Commission and that this report was written specifically to address the possibility of using a wood and glass combination for the building's entry doors.

**Motion:** The Commission accepts the report.

Action: Hausz/Naylor, 5/0/2. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

### **REVIEW AFTER FINAL**

6. 1214 STATE ST C-2 Zone

(3:23) Assessor's Parcel Number: 039-183-019 Application Number: MST2004-00005

Owner: Santa Barbara Center for Performing Arts Architect: Phillips, Metsch, Sweeney & Moore

Business Name: Granada Theatre

(The proposed project involves the partial rehabilitation of and modifications to the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

### (Review After Final of revised entry door design.)

Present: Steve Metsch, Architect

Monisha Adnani, Project Manager

**Motion:** Preliminary approval and indefinitely continued for final approval.

Action: Boucher/Hausz, 5/0/2. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

\*\* THE COMMISSION RECESSED FROM 3:34 P.M. TO 3:37 P.M. \*\*

### **CONCEPT REVIEW - CONTINUED**

7. 12 E MONTECITO ST HRC-2/SD-3 Zone

(3:37) Assessor's Parcel Number: 033-051-016 Application Number: MST95-00044

Applicant: Redevelopment Agency

Architect: Gregory Burnett

Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

(Continued Concept Review of the revised design of a previously approved youth hostel.)

(COMMENTS ONLY; REDESIGNED PROJECT WOULD REQUIRE ENVIRONMENTAL ASSESSMENT, COASTAL REVIEW, AND SUBSTANTIAL CONFORMANCE AT PLANNING COMMISSION.)

Present: Henry Lenny, Architect

Philip Suding, Landscape Architect Greg Burnett, Gensler Architects Jan Hubbell, Senior Planner

<u>Staff comment:</u> Jan Hubbell, Senior Planner, stated that Staff finds the new proposed plan is closer to being in substantial conformance with the prior approved plans.

Public hearing opened at 3:41 p.m.

Kellam De Forest, local resident, commented that the proposed project looks like a barrack and inquired as to whether all the windows need to be the same since the building faces State Street.

Public hearing closed at 3:42 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission supports the

new approach of the proposed hostel with its architectural mass, bulk, and scale.

2) Restudy the landscape court to make it more usable for sitting and gathering. 3) Study using taller canopy trees. 4) Study ways to soften the rigidity of the building, creating differentiations in the fenestration by slightly changing sizes, grouping windows, or changing the head height. 5) Enlarge and make the entrance points more prominent, especially on the east elevation. 6) Study providing an opportunity for public art.

7) Restudy the circulation through the site by reaching the parking area from Montecito Street. 8) Study location of bike storage. 9) Study breaking up the continuous roof ridge.

10) Restudy embellishing the gable elevation facing State Street. 11) Study ways to

screen mechanical equipment.

Action: Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

### **IN-PROGRESS REVIEW**

8. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(4:11) Assessor's Parcel Number: 017-680-009

Application Number: MST95-00175 Applicant: Parker Family Trust

Agent: Richard Fogg
Architect: Gregory Burnett
Architect: Daun St. Amand
Architect: Henry Lenny
Business Name: Park Plaza Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

(Continued In-Progress Review of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

## (PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

Present: Henry Lenny, Architect

Greg Burnett, Gensler Architects

Motion: Continued two weeks with the following comments: 1) The Commission supports the

new direction for the entry and the elevator tower. 2) The Commission supports the

modification to the arches as shown. 3) The balconies need to be resolved.

Action: Naylor/Boucher, 7/0/0. (La Voie absent.) Motion carried.

### **FINAL REVIEW**

9. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:23) Assessor's Parcel Number: 019-170-022

Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC

Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Final Approval is requested for Main Building of Group B.)

# (PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

Present: Henry Lenny, Architect

Alexandra Cole, Historian

Minh Pham, Representing Ownership

Trish Allen, SEPPS

Katie O'Reilly Rogers, Landscape Architect

### Main Building design:

Motion: Final approval and continued two weeks to resolve the following detail issues:

1) Resolve the disparity between the original building and current drawings of the eave overhang. 2) Continue restudy of each individual window, adjusting the proportions to evoke the original building proportions. 3) Study details of the terrace railings, the rail step, and chimney. 4) Provide detail of the wall's stone cap. 5) Provide adequate detail on the elevation drawings to identify materials and features. 6) Bring forward the following comment from the January 24, 2007, meeting regarding detail dimensions: All

wood trim members should be either dimensioned or the size called out.

Action: Hausz/Boucher, 5/0/2. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

### **Landscape design:**

Motion: Final approval of landscape design as submitted.

Action: Boucher/Naylor, 7/0/0. (La Voie absent.) Motion carried.

(5:49)

### Main Building design:

Motion: Reopen item to make the following Historic Resource Findings: The project will not

cause a substantial adverse change in the significance of an historical resource.

Action: Hausz/Boucher, 5/0/2. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

10. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:10) Assessor's Parcel Number: 019-170-022

Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: Project Solutions, LLC

Architect: Henry Lenny Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect

Alexandra Cole, Historian

Minh Pham, Representing Ownership

Public comment opened at 5:27 p.m.

Kellam De Forest, local resident, asked what happened to the idea of the tool house, now shown in the presentation as a very solid rock structure, previously proposed as a whimsy folly with some lightness to it.

Public comment closed at 5:28 p.m.

Motion: Continued two weeks with the following comments: 1) The Commission supports the

concept of the presentation. 2) The Commission would like to see the plans delineated

with hard lines without water colors.

Action: Boucher/Naylor, 6/0/1. (Adams/Sharpe abstained. La Voie absent.) Motion carried.

\*\* THE COMMISSION TOOK A DINNER BREAK FROM 5:30 P.M. TO 5:49 P.M. \*\*

### **FINAL REVIEW**

11. 1129 STATE ST C-2 Zone

(5:50) Assessor's Parcel Number: 039-231-037 Application Number: MST2006-00197

Owner: 1129 State Street

Agent: Erica Faria – Sima Corporation

Architect: Douglas Keep Landscape Architect: Martha Degasis

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: San Marcos Court Building. Proposed exterior renovations as follows: on the east elevation, remove existing first floor awnings, reconfigure entry, install new precast entry surrounds to match existing moldings, add cornice dental molding to match existing, add cornice band below second story windows, add new windows and entry doors, and repaint exterior. At the interior arcade off State Street, reconfigure windows and doors and add a tile wainscot. At the courtyard south wall, restore arched openings to match original design (currently filled in), restore existing paving material, reconfigure existing planting areas and add a low curb, and add new plantings in selected areas. At the west elevation, reconfigure stairs to combine 1123 and 1129 rear entrance, install new precast entry surrounds to match existing moldings, and remove existing tile roof appendage. This parcel is approximately 52,801 square feet and is located in El Pueblo Viejo Landmark District.)

### (Final approval of the project is requested.)

Present: Doug Keep, Architect

Motion: Final approval and continued two weeks with the condition that applicant shall

return with the iron details of the gate shown on Sheet A3.1.

Action: Hausz/Sharpe, 7/0/0. (La Voie absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

12. 819 GARDEN ST C-2 Zone

(6:08) Assessor's Parcel Number: 031-012-011 Application Number: MST2005-00439

Owner: Steven & Julie E. Shulem Revocable Trust

Applicant/Architect: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,443 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 1,897 square foot one-bedroom unit, and 1,388 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,158 square foot parking garage, and two on a separate parcel within 500 feet. Staff Hearing Officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

## (Second Concept Review.)

(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATION.)

Present: Jeff Shelton, Architect

Steven Shulem, Owner

Motion: Continued indefinitely for preliminary approval and forwarded with positive

**comments to the Staff Hearing Officer**: The Commission finds that the 10% open space modification request is reasonable given the location and constraints of the site, and

the fact that the open space is provided on the second floor and roof levels.

Action: Hausz/Sharpe, 6/0/0. (La Voie/Naylor absent.) Motion carried.

### FINAL REVIEW

13. 227 E PUEBLO ST E-1 Zone

(6:23) Assessor's Parcel Number: 025-132-009 Application Number: MST2006-00429

Owner: Lori Smyth Architect: Tom Meaney

(This is a revised project description. This structure is City Landmark-worthy: Gansl House. Proposal to remove 4,445 square feet of hardscape walkways, patios and pool deck and install 2,750 square feet of new landscaping in the rear yard. Also proposed is to remodel the existing swimming pool, construct a 170 square foot open air cabana with fireplace, and a 540 square foot three-car carport with realigned driveway. This 25,000 square foot parcel is currently developed with a 5,000 square foot two-story single-family residence, an 800 square foot swimming pool, and an 890 square foot detached accessory structure. In order to conform to the Zoning Ordinance, 390 square feet of the accessory structure encroaching into the setbacks will be demolished, resulting in an accessory structure of 500 square feet inside the setbacks.)

## (Final Approval of the project is requested.)

Present: Justin Storck, Representing Tom Meaney, Architect

Lori Smyth, Owner

Motion: Final approval of the project and continued two weeks to the Consent Calendar

with the condition that the applicant shall return with details of the sandstone

veneer.

Action: Boucher/Adams, 5/0/0. (La Voie/Naylor absent. Murray stepped down.) Motion

carried.

### **CONSENT CALENDAR**

### **NEW ITEM**

A. 3030 DE LA VINA ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-121-014 Application Number: MST2007-00030

Owner: Housing Authority/City of Santa Barbara

Applicant: Thomas Moore

(This is on the City's List of Potential Historic Resources. Proposal to raise the rear patio by approximately two feet and construct a deck, replace wood fencing, replace windows in kind, remove as-built lights and install new light fixtures, remove an exterior water heater closet, paint building exterior, and install a memorial plaque on the front elevation of the building.)

Final approval of deck and windows. Remainder of project continued two weeks with comments.

### **FINAL REVIEW**

B. 219 EQUESTRIAN AVE R-3 Zone

Assessor's Parcel Number: 029-122-013 Application Number: MST2005-00127 Owner: Berkus Family Partnership, LP

Architect: Keith Rivera

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

(Final approval of the project is requested.)

Final approval as noted on the drawings.

### **REVIEW AFTER FINAL**

C. 333 JUNIPERO PLAZA E-1 Zone

Assessor's Parcel Number: 025-261-003
Application Number: MST2003-00911
Owner: Rowland & Mary Hanson

Architect: Kent Mixon Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

(Review after final of minor changes to entry surrounds and chimney flue terminations.)

**Final approval of Review After Final as submitted.** (Murray abstained from this item.)

### **NEW ITEM**

D. 1137 STATE ST C-2 Zone

Assessor's Parcel Number: 039-231-037 Application Number: MST2007-00049

Owner: 1129 State Street Ltd. Partnership

Applicant: Glen Morris

Business Name: Old Navy (Formerly Copeland's)

(This is on the California Inventory of Historic Resources and the City's List of Potential Historic Resources: San Marcos Court Building. Proposal for a new storefront on an existing commercial building on an approximately 52,000 square foot parcel.)

Continued two weeks to February 21, 2007.

### **NEW ITEM**

E. 711 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002 Application Number: MST2007-00050

Owner: Redevelopment Agency/Santa Barbara

Applicant: Glen Morris

Business Name: Walking Company (Formerly Gary's Island)

(Proposal for alterations to an existing storefront in Paseo Nuevo. Alterations will include new awning fabric, wood finish, and tile.)

Final approval as submitted.

### **REVIEW AFTER FINAL**

F. 1023 STATE ST C-2 Zone

Assessor's Parcel Number: 039-281-015 Application Number: MST2007-00024

Owner: Jane L. Alexander Trust

Applicant: K. Frank, LLC

(Proposal to repaint commercial building exterior and change awning fabric.)

(Review after final of change to awning fabric.)

Continued two weeks to February 21, 2007.

### **NEW ITEM**

G. 500 ANACAPA ST C-M Zone

Assessor's Parcel Number: 031-201-031
Application Number: MST2007-00052
Owner: Louis and Leonila A. Sánchez

Designer: Studio G
Business Name: EOS Lounge

(Proposal to install a new awning along the Anacapa Street frontage, change exterior paint color, and replace the wood wall treatment with a stacked flagstone veneer.)

**Final approval with the following conditions:** a) Wainscot to be 1/3 of the height of the wall from sidewalk to bottom of plaster trim. b) Wall between two doors on the southwest elevation to be the same as adjacent walls. c) New lights to be traditional wrought iron fixtures and to return to Staff for approval.

### **FINAL REVIEW**

H. 1730 ANACAPA ST E-1 Zone

Assessor's Parcel Number: 027-111-015
Application Number: MST2006-00388
Owner: Fligsten Monte C & Patricia R Trust

Designer: Laura Hanson Design

(This dwelling is on the City's Potential Historic Resource list: Hall Cottage/Park Residence, and is located outside of El Pueblo Viejo Landmark District. Proposal for a 592 square foot first floor addition and a 1,210 square foot second floor addition to an existing 2,946 square foot, two-story residence on a 25,313 square foot lot. The project would result in a 4,748 square foot structure. The parcel is also developed with a 748 square foot detached three-car garage with a 464 square foot accessory space above.)

(Final approval of the project is requested.)

Final approval as submitted.

### FINAL REVIEW

I. 734 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-191-001 Application Number: MST2006-00556

Owner: Evans Stout Applicant: Tim Steele

(This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool.)

(Final approval is requested only for the swimming pool portion of the project.)

Final approval as submitted.